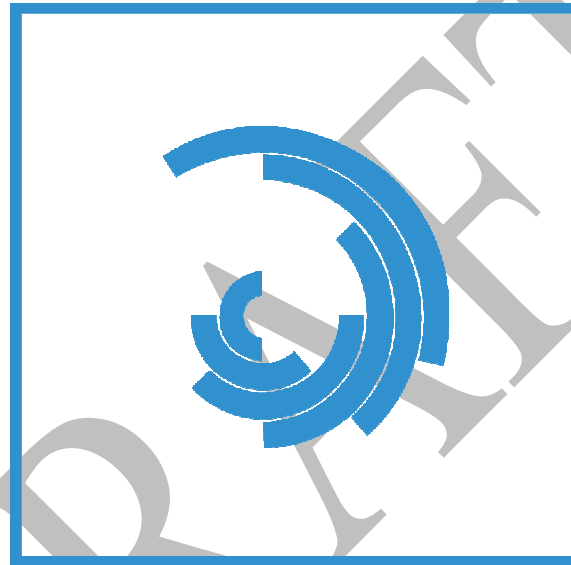


Austin Tomorrow Comprehensive Plan  
Interim Update



**INTERIM  
UPDATE**

Neighborhood Planning and Zoning Department  
City of Austin  
2008



### **CITY COUNCIL MEMBERS**

Mayor Will Wynn  
Mayor Pro Tem Betty Dunkerley  
Sheryl Cole  
Jennifer Kim  
Lee Leffingwell  
Mike Martinez  
Brewster McCracken

### **PLANNING COMMISSION MEMBERS (Current)**

Dave Sullivan, Chair  
Mandy Dealey, Parliamentarian  
Saundra Kirk, Secretary  
Tracy Atkins  
Perla Cavazos  
Chris Ewen  
Paula Hui  
Jay Reddy  
Clint Small

### **PLANNING COMMISSION MEMBERS (Former member involved in Interim Update)**

Cid Galindo

### **COMPREHENSIVE PLANNING COMMITTEE OF THE PLANNING COMMISSION MEMBERS**

Tracy Atkins  
Mandy Dealey  
Chris Ewen  
Paula Hui  
Saundra Kirk  
Dave Sullivan

**CITY MANAGER**

Mark A. Ott

**ASSISTANT CITY MANAGER**

Sue Edwards

**NEIGHBORHOOD PLANNING AND ZONING STAFF**

Greg Guernsey, Director

Garner Stoll, Assistant Director, Comprehensive Planning

George Adams, Assistant Director, Urban Design

Ryan Robinson, City Demographer

Paul Frank, Principal Planner

Teri McManus, Principal Planner

Steve Sadowsky, Principal Planner

Mark Walters, Principal Planner

Grant Fisher, Senior Planner

Caleb Gutshall, Planner III

Al Purcell, Planner III

Greg Claxton, Planner II

**INTERDEPARTMENTAL SINGLE POINT OF CONTACT**

Annick Beaudet, Project Manager Bicycle and Pedestrian Program, Public Works

Heather Cooke, Principal Planner, Emergency Medical Services

Regina Copic, Principal Planner, Neighborhood Housing and Community Development

Jean Drew, Environmental Program Coordinator, Watershed Protection and Development Review

Mike English, Attorney Senior, Law

Judy Fowler, Process Manager, Austin Energy

Bill Gardner, Chief Engineer, Public Works

Filip Gecic, Program Manager, Health and Human Services

John Gillum, Facilities Planning Manager, Library Services

Antonio Gonzalez, Principal Planner, Austin Fire

Stuart Hersh, Neighborhood Housing and Community Development  
Bart Jennings, Assistant Director, Austin Water Utility  
Greg Kiloh, Project Manager, Economic Growth and Redevelopment Services  
Ester Matthews, Director, Austin Climate Protection Plan  
Laurie Najjar, Police Planner, Austin Police  
Ricardo Soliz, Planning Design and Construction Division Manager, Parks and Recreation  
Christine Thies, GIS Analyst, Austin Fire  
Tammie Williamson, Assistant Director, Solid Waste Services

DRAFT

# Table of Contents

Chapter 1: Addendum	7
<i>Introduction</i>	7
<i>Summary of Changes</i>	8
Chapter 2: Goals, Objectives, and Policies	11
<i>Introduction</i>	11
<i>Urban Design</i>	12
<i>Economic Development</i>	29
<i>Environmental Management</i>	39
<i>Government and Utility Services</i>	69
<i>Housing, Neighborhoods, and Community Development</i>	82
<i>Parks, Open Space, and Recreational Facilities</i>	94
<i>Transportation Systems</i>	107
<i>Health and Human Services</i>	125
Chapter 3: Development Suitability	137
<i>Overview</i>	137
<i>Natural Environment</i>	139
<i>Urban Environment</i>	139
<i>Changes in Population and Land Area: Austin, 1979 – 2008</i>	142
<i>Austin's Future and Sprawl</i>	148
Chapter 4: Growth Management Addendum	159
<i>Overview</i>	159
<i>Implementing the ATCP Vision</i>	162
<i>Growth Management Policies and an Updated Growth Map for Austin</i>	169

## List of Maps

Figure 3-1: City Limits	151
Figure 3-2: Steep Slopes	152
Figure 3-5: Water Quality and Water Hazard Areas	153
Figure 3-7: Environmental Development Limitations	154
Figure 3-9: Neighborhood Planning Areas	155
Figure 3-10: Watershed Regulation	156
Figure 3-11: Future Land Use	157
Figure 4-1: Growth Management – The Environment	177
Figure 4-2: Growth Management – Downtown	178
Figure 4-3: Growth Management – Historic Preservation	179
Figure 4-4A: Growth Management – Compact City/Density	180
Figure 4-4B: Growth Management – Compact City/Density	181
Figure 4-4C: Growth Management – Compact City/Density	182
Figure 4-4D: Growth Management – Compact City/Density	183
Figure 4-5: Single Family Construction by Year and Watershed Regulation Area	184
Appendix 1: 2003 Land Use with Environmental Development Limitations	185
Appendix 2: Growth Concepts	186